



# PLANNING COMMISSION SUMMARY OF ACTIONS

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July 26, 2001

Page 1

PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Harsel, Kelso, Murphy, Smyth, Wilson

ABSENT: Commissioners Koch, Moon, Palatiello

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

### FS-P01-41 - AIR BAND COMMUNICATIONS - 1751 Pinnacle Drive

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY AIR BAND COMMUNICATIONS, INC., FOR THE PROPERTY LOCATED AT 1751 PINNACLE DRIVE, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

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### FSA-M00-78-1 - VERIZON WIRELESS - 6455 Stephenson Way

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATION PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATIONS FACILITY LOCATED ON THE PBS TOWER AT 6455 STEPHENSON WAY, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION AS A "FEATURE SHOWN" ON SEPTEMBER 28, 2000. THEREFORE, IT IS RECOMMENDED THAT THE MODIFICATION IS CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote; Commissioners Koch, Moon and Palatiello absent from the meeting.

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FS-M01-39 - NEXTEL COMMUNICATIONS - 5225 Backlick Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., FOR THE EXISTING BUILDING LOCATED AT 5225 BACKLICK ROAD, AND AS AMENDED BY THE ATTACHED REPORT ADDENDUM, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote; Commissioners Koch, Moon and Palatiello absent from the meeting.

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FS-L00-128 - SPRINT PCS - 6350 Walker Lane

Commissioner Wilson MOVED THAT THE COMMISSION CONCUR WITH THE DETERMINATION MADE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY SPRINT PCS FOR THE PROPERTY LOCATED AT 6350 WALKER LANE IS A "FEATURE SHOWN" APPLICATION, FS-L00-128, AS AMENDED BY THE REPORT ADDENDUM DATED JULY 26, 2001, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Hall seconded the motion which carried by a vote of 6-1 with Commissioner Byers opposed; Commissioners Kelso and Alcorn not present for the vote; Commissioners Koch, Moon, Palatiello absent from the meeting.

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SEA-80-P-078-11 - INOVA HEALTH CARE

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA-80-P-078-11, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 25, 2001.

Commissioners Alcorn and Byers seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE REQUESTED MODIFICATIONS OF TRANSITIONAL SCREENING AND WAIVER OF

BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE SEA PLAT, AND SUBJECT TO DEVELOPMENT CONDITIONS DATED JULY 25, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE TRAIL REQUIREMENT ALONG GALLOWS ROAD IN FAVOR OF A PROPOSED EIGHT FOOT WIDE SIDEWALK SHOWN ON THE SEA PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

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RZ/FDP-2001-MV-011 - LCOR/JV ACQUISITION  
SEA-88-V-023 - LCOR/JV ACQUISITION

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2001-MV-011 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED JULY 25, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION APPROVE FDP-2001-MV-011, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER TO PERMIT UNDERGROUND STORMWATER DETENTION IN A RESIDENTIAL AREA SUBJECT TO APPROVAL BY DPWES.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE LOADING REQUIREMENT FOR MULTI-FAMILY DWELLINGS AND A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS, AND A WAIVER OF THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS ADJACENT TO THE WMATA PROPERTY TO THE SOUTHWEST.

Commissioners Hall and Kelso seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE SEA-88-V-023, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 19, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

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RZ/FDP-1999-PR-029 - COSCAN WASHINGTON, INC.  
(Decision Only - Public Hearing held on July 12, 2001)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DENY RZ-1999-PR-029, COSCAN WASHINGTON, INC., AND THAT THE PLANNING COMMISSION DENY FDP-1999-PR-029.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 7-0-2 with Commissioners Alcorn and Byers abstaining; Commissioner Koch, Moon and Palatiello absent from the meeting

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RZ-2001-SU-003 - PULTE HOME CORPORATION (Springfield District)  
(Decision Only - Public Hearing held on July 19, 2001)

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2000-SU-003, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED JULY 26, 2001.

Commissioner Kelso seconded the motion which carried by a vote of 5-0-2 with Commissioners Hall and Smyth abstaining; Commissioners Alcorn and Harsel not present for the vote; Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioners Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE 200 FOOT SETBACK REQUIREMENT FROM INTERSTATE HIGHWAYS.

Commissioner Kelso seconded the motion which carried by a vote of 4-2-1 with Commissioners Byers and Smyth opposed; Commissioner Hall abstaining; Commissioners Alcorn and Harsel not present for the vote; Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS FOR THE AREA SOUTH OF THE DUPLEX UNITS IN FAVOR OF THE TREATMENT SHOWN ON THE GDP.

Commissioner Kelso seconded the motion which carried by a vote of 5-0-2 with Commissioners Hall and Smyth abstaining; Commissioners Alcorn and Harsel not present for the vote; Commissioners Koch, Moon and Palatiello absent from the meeting.

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RZ-2001-PR-004 - LARRY & CAROL BOEHLY

(Decision Only - Public Hearing held on May 31, 2001)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF ALTERNATIVE A OF RZ-2001-PR-004, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED JULY 23, 2001.

Commissioner Wilson seconded the motion which carried by a vote of 6-0-2 with Commissioners Hall and Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Moon, Koch and Palatiello absent from the meeting.

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2232-P00-13 - BELL ATLANTIC MOBILE, INC.

(Decision Only - Public Hearing held on May 11, 2000)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DENY APPLICATION NUMBER 2232-P00-13 BECAUSE IT IS NOT SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN, OR PART THEREOF, FOR THE REASONS I HAVE GIVEN ON THE RECORD OF THIS PROCEEDING AND THAT THE PLANNING COMMISSION ADOPT THESE REASONS AS A BASIS FOR ITS DECISION.

Commissioners Wilson, Byers and Harsel seconded the motion which carried by a vote of 7-0-1 with Commissioner DuBois abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DIRECT THE CLERK TO THE PLANNING COMMISSION TO PREPARE A VERBATIM TRANSCRIPT OF THE ENTIRE STATEMENT I HAVE MADE ON THE RECORD TODAY, AS WELL AS THE MOTION THAT INCORPORATES THAT STATEMENT AND A TRANSCRIPT OF THE PUBLIC HEARING HELD HEREIN, IN ORDER TO SET FORTH IN WRITING THE REASONS FOR THE PLANNING COMMISSION'S DECISION IN THIS MATTER.

Commissioners Byers and Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner DuBois abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DIRECT THE CLERK TO SEND A COPY OF THE TRANSCRIPTS AND MOTIONS TO THE APPLICANT.

Commissioners Byers and Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner DuBois abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch, Moon and Palatiello absent from the meeting.

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CDPA/FDPA-87-P-108 - DAVID N. TALTON

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THE APPROVAL OF CDPA-87-P-108, SUBJECT TO THE PROPOSED CDPA DEVELOPMENT

CONDITIONS AGREED TO BY THE APPLICANT AND MODIFIED AS FOLLOWS: NUMBER 2 OF THE CONDITIONS DATED JULY 25, 2001 WILL NOW READ: "FOR THE PROPERTIES SUBJECT TO THIS APPLICATION, DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE PLANS ENTITLED "CONCEPTUAL/FINAL PLAN AMENDMENT, WILLIAMSBURG COMMONS," CONSISTING OF FIVE SHEETS PREPARED BY CHARLES P. JOHNSON AND ASSOCIATES, INC., AND DATED OCTOBER 2000 AS REVISED THROUGH JULY 23, 2001. HOWEVER, IRRESPECTIVE OF THAT DEPICTED ON THE CDPA/FDPA, NO STRUCTURES SHALL BE PERMITTED ON LOT 27 AND THAT AREA SHALL BE USED AS LANDSCAPED OPEN SPACE DEDICATED TO THE HOA. ANY PLAN SUBMITTED FOR THE SUBJECT PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CDPA/FDPA AS MODIFIED ABOVE, THE ACCEPTED PROFFERS AND THESE CONDITIONS. MODIFICATIONS TO THE APPROVED PLAN MAY BE PERMITTED PURSUANT TO PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE."

Commissioner Alcorn seconded the motion which carried by a vote of 7-1-1 with Commissioner Byers opposed; Commissioner Harsel abstaining; Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE FDPA-87-P-108, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE CDPA AND THE PROPOSED CDPA DEVELOPMENT CONDITIONS AGAIN WITH THE MODIFICATION THAT IRRESPECTIVE OF THAT WHICH IS DEPICTED ON THE CDPA/FDPA, NO STRUCTURE SHALL BE PERMITTED ON LOT 27 AND THAT AREA SHALL BE USED AS LANDSCAPED OPEN SPACE DEDICATED TO THE HOA.

Commissioner Alcorn seconded the motion which carried by a vote of 7-1-1 with Commissioner Byers opposed; Commissioner Harsel abstaining; Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THE APPROVAL OF A VARIANCE OF THE ZONING ORDINANCE REQUIREMENT THAT A WALL IN THE FRONT YARD BE LIMITED TO FOUR FEET IN HEIGHT TO PERMIT THE CONSTRUCTION OF A SIX FOOT HIGH WALL ALONG COURTHOUSE ROAD.

Commissioner Alcorn seconded the motion which carried by a vote of 7-0-2 with Commissioners Byers and Harsel abstaining; Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE REQUESTED TRAIL MODIFICATION FOR THE CONSTRUCTION OF A FOUR FOOT WIDE CONCRETE SIDEWALK ALONG COURTHOUSE ROAD IN LIEU OF THE PREVIOUSLY APPROVED SIX FOOT WIDE TRAIL.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

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PCA/FDPA-1996-LE-034 - DPWES/KINGSTOWNE LIBRARYPCA-82-L-030-11- DPWES/KINGSTOWNE LIBRARYFDPA-82-L-030-8 - DPWES/KINGSTOWNE LIBRARY

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-82-L-030-11 AND PCA-1996-LE-034, SUBJECT TO THE DRAFT PROFFERS DATED JULY 2, 2001 AND ATTACHED TO THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP-82-L-030-8 AND FDP-1996-LE-034, SUBJECT TO THE BOARD'S APPROVAL OF PCA-82-L-030-11 AND PCA-1996-LE-034 AND SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 25, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENT ALONG BEULAH STREET AND SOUTH LAKES BOULEVARD.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

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SEA-97-M-032 - CA FAIRFAX, LLC

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION SEA-97-M-032 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 25, 2001, WITH THE MODIFICATION OF THE ORIGINAL CONDITION NUMBER 21, CORRECTED FOR CURRENT ACRONYMS, THAT WERE DATED FEBRUARY 7, 1998.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

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SE-01-P-016 - CITY OF FALLS CHURCH, DPWES2232-P01-7 - CITY OF FALLS CHURCH, DPWES

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION FIND THE FACILITIES PROPOSED UNDER 2232-P01-7 SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA AND ARE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION SE-01-P-016 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED JULY 23, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Koch, Moon and Palatiello absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT MODIFICATION OF TRANSITIONAL SCREENING BE APPROVED FOR THE SOUTHERN PROPERTY LINE, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED JULY 23, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the votes; Commissioners Koch, Moon and Palatiello absent from the meeting.

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FDPA-82-P-069-10-3 - BUILDING IV & BUILDING V ASSOCIATES LP (Springfield District)

Commissioner Murphy MOVED THE PLANNING COMMISSION APPROVE FDPA-82-P-069-10-3, SUBJECT TO THE DEVELOPMENT CONDITIONS SET FORTH IN APPENDIX 1 OF THE STAFF REPORT DATED JULY 23, 2001.

Commissioners Hall and Kelso seconded the motion which carried unanimously with Commissioners Koch, Moon and Palatiello absent from the meeting.

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The meeting was adjourned at 12:45 a.m.  
Peter F. Murphy, Jr., Chairman